



CITY OF COOPER CITY  
COMMUNITY DEVELOPMENT DEPARTMENT /  
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE  
COOPER CITY, FL 33328  
(954) 434-4300

**GENERAL APPLICATION**

**ATTENTION:** Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, and the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: [www.coopercityfl.org](http://www.coopercityfl.org).

FOR STAFF ONLY:

PETITION #: SPA 3-3-25

DATE PETITION FILED:

3/10/25

Date of Pre-Submittal Meeting: 2/3/25

Check  type of application(s) for:

- |   |  |
|---|--|
| <input type="checkbox"/> Site Plan                            | <input type="checkbox"/> Abandonment               |
| <input checked="" type="checkbox"/> Site Plan Amendment       | <input type="checkbox"/> Certificate of Conformity |
| <input type="checkbox"/> Rezoning                             | <input type="checkbox"/> Conditional Use           |
| <input type="checkbox"/> Plat or Plat Amendment               | <input type="checkbox"/> Sign Waiver               |
| <input type="checkbox"/> Sign Package/ Sign Package Amendment | <input type="checkbox"/> Other: _____              |

**INSTRUCTIONS TO APPLICANT:**

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. Provide specific Petition Application(s).
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

**I. PROJECT NAME AND LOCATION**

- A. Project Name: Hanson Preserve - Model Site Plan, D-45, Haverhill
- B. Project Address: Griffin Rd, Cooper City, FL
- C. Section: 30 Township: 50 Range: 41 Total Acreage or square feet of Subject Property: 19.23 ac
- D. General Location Description (proximity to closest major intersection, in miles or fraction thereof): NE corner of Griffin Road & SW 106<sup>th</sup> Ave
- E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application). 50A190140010
- F. Brief Legal Description: Griffin 106 Subdivision 183-793 B lot 1

**II. LAND USE AND ZONING INFORMATION**

- A. Existing Zoning Designation: R-1-A
- B. Future Land Use Plan Designation: Estate
- C. Existing Use(s) on Property: Residential Subdivision
- D. Proposed Use(s): Residential Subdivision - Model Home + temp parking lot
- E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval:



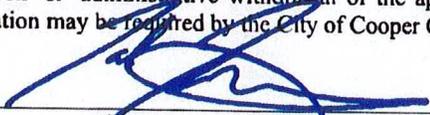
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**III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION**

Property Owner(s) of Record: Toll Southeast LP Company  
Address: 1140 Virginia Drive City Fort Washington ST PA Zip 19034  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

I am/We: Tal Falk, do hereby  
swear/affirm that I/we am/are the owner(s) of the property referenced in this application. I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application(s) attachments and fees become part of the official record of the Community Development Department of the City of Cooper City and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by the City of Cooper City in order to process this application(s).

  
(Signature of Owner)

Tal Falk  
(Print Name)

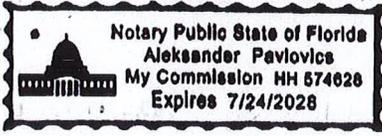
STATE OF Florida COUNTY OF Broward

The foregoing instrument was acknowledged before me this 28 day of October 20 25

By (Name of Person Acknowledging) Tal Falk She/he is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE: 

Name - Must be typed, printed, or stamped) Aleks Pavlovics

My Commission Expires: 

**Petitioner(s) if other than Owner):**

Address: \_\_\_\_\_ City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**Agent (if other than Owner):**

Logan Capone  
Address: 951 Broken Sound Pkwy-540 City Boca Raton ST FL Zip 33487  
Phone: 561-578-7083 Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_



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All Correspondence will be sent to the Agent unless otherwise requested.

I am/we are the  Agent  Petitioner  Other \_\_\_\_\_

Signature(s) *Logan Capone*

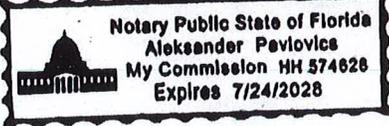
STATE OF Florida COUNTY OF Broward

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of October 20 25

By (Name of Person Acknowledging) Logan Capone She/he is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE: *Alex Pevlovics*

Name - Must be typed, printed, or stamped) Alex Pevlovics

My Commission Expires: 

STAFF USE ONLY			
Petition #: <u>SPA 3-3-25</u>	Staff Intake By: <u>J Checkley</u>	Intake Date: <u>3/10/25</u>	
Sufficiency Completed by: <u>J Checkley</u>	Sufficiency Date: <u>3/10/25</u>		



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**SITE PLAN AMENDMENT APPLICATION**

**ATTENTION:** Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, and the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: [www.coopercityfl.org](http://www.coopercityfl.org).

**FOR STAFF ONLY:**  
 PETITION #: SPA 3-3-25  
 DATE PETITION FILED:  
3/12/25

Date of Pre-Submittal Meeting: 02/03/2025

**INSTRUCTIONS TO APPLICANT:**

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. Provide specific Petition Application(s).
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

**I. PROJECT DESCRIPTION – (Attach additional sheets if necessary)**

A. Please provide a narrative description of the proposed site plan amendment, which is the subject of this review. Provide enough detail to adequately describe how this Amendment is changing the existing Site Plan.

Architectural plans and renderings for two (2) architectural model homes (D-45 and Haverhill)  
 Model Site Plan with model home (Pinecrest) and temporary parking lot layout

**II. PROJECT HISTORY**

(List in chronological order any previous relevant development approvals). Attach addition page for the following:

<b>Petition Number:</b>	SP#9-1-23
<b>Resolution/Ordinance #</b>	Resolution 24-23
<b>Request:</b>	Site Plan approval for 19.23 acres
<b>Action:</b>	Approved
<b>Date:</b>	08/27/2024

**III. ADJACENT PROPERTIES**

<b>Adjacent Property:</b>	<b>Land Use Designation</b>	<b>Zoning Designation</b>	<b>Existing Use(s) of Property</b>
NORTH	Residential	A-1	Griffin Road   Residential north of Griffin Rd
SOUTH	L-3	R-1-B	Residential
EAST	Commercial/ L-3	B-2 Planned Community Business Center / R-1-A	Commercial Business Center / Residential
WEST	Office Park / Estate Res.	OP Office Park / A-1 Town of Davie	Office park / Residential



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**IV. COMPLIANCE - (Attach Additional Sheets if Necessary)**

Is property in compliance with all previous conditions of approval and/or applicable Code requirements?

Yes  No If No, please explain: \_\_\_\_\_

**V. TABULAR DATA**

*COMPLETE ALL DATA (INDICATING N/A IF NOT APPLICABLE)*

PROJECT DATA	CODE REQUIREMENT	LAST COMMISSION APPROVAL	PROPOSED	+ CHANGE
Acreage (Total Gross)	19.23	19.23	19.23	Same
Acreage (Total Net)	14.03	14.03	14.03	Same
Lot Depth (Maximum)	100ft	123.89ft	123.89ft	Same
Lot Width (Minimum)	60ft	60ft	60ft	Same
Total Dwelling Units (DU'S)	38 TOTAL	38 TOTAL	38 TOTAL	0
Minimum Floor Area (sq. ft.)	1200	2802	Same	Same
Density	1 DU/AC	1 DU/AC	1 DU/AC	Same
Total Sq. Footage	N/A	N/A	N/A	N/A
Commercial (sq. ft.)	N/A	N/A	N/A	N/A
Industrial (sq. ft.)	N/A	N/A	N/A	N/A
Other (sq. ft.)	N/A	N/A	N/A	N/A
Floor Area Ratio (FAR)	N/A	N/A	N/A	N/A
% Building Coverage	33	33	33	0
Max. Bldg. Height (ft./stories)	30 FT	30 FT	Same	0
Impervious Surface Area	55%			
Open Space Area	N/A			
Total Parking Spaces	3/ DU	4/ DU	# SPACES (INCL 1 HANDICAP) TEMP	+7 Temp
Handicap Parking Spaces	0 Permanent	1 Permanent	1 HANDICAP TEMP	+1 temp
# of Access Points/Roads	1	1	same	same
# of Loading Areas/Spaces	0	0	same	same
Accessory Structures (sq. ft.)	0	0	same	same
Setback - Front	25	25	25	same
Setback - Rear	15	15	15	same
Setback - Side Interior	7.5	7.5	7.5/10	same
Setback - Side Corner	15	15	15	same

**For Residential** show tabular data on the site plan including: Total # of Dwelling Units (DUs); and Types of Units: # of Single Family (SF); # of Zero Lot Line (ZLL); # of Townhomes (TH); and # of Multi-Family (MF).

**For other projects** where it would be relevant provide on the SITE PLAN: # of Rooms; # of Seats; # of Beds; # of Children; # of Drive-Thru Lanes; in addition to: Recreation Area; Preserve Area; Civic Area; and Institutional Area.



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**VI. APPLICANT'S STATEMENT OF JUSTIFICATION**  
(Attach additional sheets if necessary)

A. Reference relevant purposes, goals, objectives and policies from the City's Comprehensive Plan, which is available online at the City's web site ([www.coopercityfl.org](http://www.coopercityfl.org)).

OBJECTIVE 3.2 Ensure that all housing units in the City continue to meet minimum code standards and to the extent feasible, are enhanced and maintained to provide a pleasant aesthetic quality and safe living conditions.

Proposed housing model meets minimum code standards and will provide a pleasant aesthetic quality and safe living conditions.

B. That the proposed request is in compliance with the City's Code of Ordinances. Please specify if any variances are necessary for approval of the proposed site plan.

The proposed request is in compliance with the City's Code of Ordinances. No variances are necessary.

**VIII. CONSENT STATEMENT**

(Owner to complete if using agent/representative)

I/We, the aforementioned owner(s), do hereby give consent to Logan Capone (Land Entitlement Manager, Toll Brothers) to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of the application for the proposed use.

Signature(s) of Owner(s):

Print Name(s): Tal Falk

**IX. NOTARY**

STATE OF Florida COUNTY OF Broward

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of October 20 25

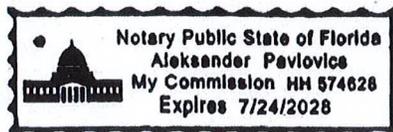
By (Name of Person Acknowledging) Tal Falk She/he is personally known to me or has produced

as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE:

Name - Must be typed, printed, or stamped) Aleks Pavlovics

My Commission Expires:





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**X. SUBMITTAL CHECKLIST FOR SITE PLAN AMENDMENT REVIEW**

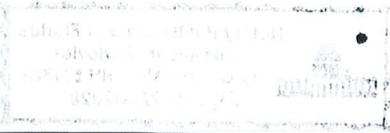
QTY	REQUIRED	YES (√)
1	Completed Original General Application	<input checked="" type="checkbox"/>
1	Completed Original Site Plan Amendment Application	<input checked="" type="checkbox"/>
1	Original Site Plan (Signed by the Mayor)	<input checked="" type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input checked="" type="checkbox"/>
14	Signed Surveys – 1 Signed and Sealed Survey	<input checked="" type="checkbox"/>
14	Proposed Site Plan Amendments showing desired site plan changes	<input checked="" type="checkbox"/>
14	Aerials Photos of subject site clearly delineating site boundary lines	<input checked="" type="checkbox"/>

VI. STAFF USE ONLY			
Petition #:	SPA 3-325	Staff Intake By:	J Chockley
		Intake Date:	3/10/25
Sufficiency Completed by:	J Chockley	Sufficiency Date:	3/10/25

**XII. COOPER CITY CODE**

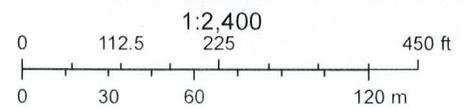
***Sec. 24-67. SITE PLAN AMENDMENT - SUBMITTAL REQUIREMENTS***

- (a) Where a site plan has been previously approved by the City Commission and is proposed by the applicant or City to be amended (revised) in any manner, a revised site plan shall be submitted to the City.
- (b) The revised site plan submission shall consist of the previously approved site plan signed by the Mayor and a separate drawing showing the desired changes and any other drawings or information as may be required by staff.
- (c) The plan will be reviewed by staff and by the Planning & Zoning Board, who shall evaluate the proposed revision, and current development regulations. The Planning & Zoning Board shall then recommend approval, approval with conditions, or denial to the City Commission. The Commission shall issue a revised development order to approve, approve with conditions, or deny the revised site plan by development order.





March 25, 2025



# Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

March 26, 2025  
Revised September 17, 2025

Logan Capone  
Land Entitlement Manager  
Toll Brothers-Florida East Division  
951 Broken Sound Parkway NW Suite 340, Boca Raton, FL 33487  
Ph (561) 489-5449  
Email: [lcapone@tollbrothers.com](mailto:lcapone@tollbrothers.com)

Jason Chockley  
Assistant Director  
Community Development Department  
City of Cooper City  
9090 SW 50th Place  
Cooper City, FL 33328  
Ph 954-434-4300 x 296  
E-Mail: [jchockley@coopercity.gov](mailto:jchockley@coopercity.gov)

Subject: Letter to Request Review of Site Plan Amendment

Mr. Chockley,

I am writing on behalf of Toll Brothers Southeast LP Company to formally request a Site Plan Amendment review regarding the Hanson Preserve "Griffin 106" project located at Griffin Road & SW 106<sup>th</sup> Ave, Cooper City, FL 33328. Our team has been working diligently to ensure compliance with all applicable regulations and requirements, and we appreciate the opportunity to present the Site Plan Amendment.

The basis of this request is to:

- Submit a Site Plan Amendment which includes a Model Site Plan with the (C-45 /Pinecrest) model and temporary parking lot, and to submit architectural plans and renderings for a fourth and fifth home model (D-45 and Haverhill).
- The (C-45 / Pinecrest) model home is shown on lot 1 and the temporary parking lot on lot 2.
- The landscaping plan for the model site plan is included in the submittal.
- The architectural plans for the additional model homes are the D-45 and the Haverhill
- Toll Brothers general hours of operation for the model will be Monday-Friday from 9AM to 6PM, and Saturday and Sunday from 10AM-6PM. The intent of the landscape plan is to provide screening around the parking lot and the front of the model to act as the "model trap", we are not proposing to fence in the model.

Please reach out if you require any additional information. Our team is prepared to work closely with your department to ensure a smooth and efficient review.

Thank you for your time and consideration.

Sincerely,

Logan Capone  
Land Entitlement Manager  
Toll Brothers  
Florida East Division